Town Board Work Session Agenda
January 11, 2012
7:00 PM

I. Call to Order

II. Approval of Minutes  November 30, 2011

III. Monthly Reports - November

IV. Public Hearing – None

V. Guests – 7:00 Steve Small, NE Joint Fire District – Land Acquisition on Phillips Road

7:30 Bill and Deb Wickham – Willmes Property at Dublin and Sweets Corners Roads

VI. ACTION ITEMS

Law and Finance
1. Daniele Empire Boulevard Property – Costello
2. Ext. 53 Penfield Consolidated Sanitary Sewer District, 1617 Creek St. – DiFrancesco
3. Sidewalk District #15 – 1617 Creek St. – Benway

Public Works - None

Public Safety - None

Community Services
1. Taste of Penfield – Orsini/Bilow

VII. INFORMATIONAL ITEMS

Law and Finance
1. Draft Articles V and VI Environmental Protection, Excavation and Mining - Benway

Public Works
1. Heron Landing Subdivision Proposal – Costello/DiFrancesco

Public Safety - None

Community Services - None

VIII. HELD ITEMS
1. Pond Ownership – Staff
2. Bay Breeze Section III Right-Of-Way – Costello

IX. Old Business - None

X. New Business - None

XI. Executive Session – Real Estate, Litigation and Human Resource Matters

XII. Adjournment
I. **Call to Order**

Present:

Supervisor LaFountain  
Councilwoman Kohl  
Councilwoman Metzler  
Councilman Moore  
Councilman Quinn

Also Present:

Geoff Benway  
Chris Bilow  
Lisa Grosser  
Steve Orsini  
Mark Valentine

II. **Approval of Minutes** – 11/30/11

CW Metzler moved for the approval of the Minutes of November 30, 2011, CM Quinn seconded the motion.

III. **Monthly Reports** – Reports for the month of November have all been submitted except for Recreation. Reports for the month of December have been submitted except for Building and Zoning, Fire Marshal and Personnel.

IV. **Public Hearing** – None

V. **Guests**

7:00 PM  Steve Small, NE Joint Fire District – Land Acquisition on Phillips Road.

J. Chris Bowen, Commissioner, stated that the North East Joint Fire District is required by law to come before the Board for approval prior to a land transaction. Mr. Bowen submitted a proposed Resolution, and supporting documentation for the Board’s review. A Mandatory Referendum was passed in mid-December. This proposition authorized the disposition of 1.8 acres located at 566 Phillips Road upon the acquisition of 3.57 acres located at 600 Phillips Road. Once approval has been received a technical closing will be scheduled.

Supervisor LaFountain said his office had been updated throughout the steps of this process. The Board agreed and a Resolution will be submitted for the next Legislative Session on January 18, 2012. Once the Resolution is approved, copies will be submitted
to the North East Joint Fire District so a closing can be scheduled.

7:30 PM Bill and Deb Wickham – Willmes Property at Dublin and Sweets Corners Roads

Bill Wickham said he has had conversations with the owners of Casa Larga regarding the property east of Dublin Road, south of Sweets Corners Road. He has also met with Supervisor LaFountain and Mark Valentine regarding the Conservation Easement that exists on the property. In the short term he is interested in removing the vineyard and developing a Community Supported Agricultural Program, along with planting pumpkins and corn grain production. In the long term he is considering production agriculture such as U-Pick venues with a wide variety of produce.

Supervisor LaFountain asked Mr. Wickham to explain the Community Supported Agricultural Program.

Mr. Wickham said we would sell shares in advance of the season to residents who in turn would receive produce weekly for twenty weeks. This supports the “buy local” movement, “know your grower” campaign and eating fresh and healthy. Also, in the long term we may add apples, hayrides or possibly a retail venue. We may also want additional structures for the agricultural business, such as a pole barn for storage of machinery.

Councilman Quinn inquired as to the size of the parcel.

Mr. Wickham said it is 105 acres, of which only 85 acres are able to be planted.

Supervisor LaFountain inquired about recreational accessories such as batting cages, bounce pillow or miniature golf.

Mr. Wickham said we are not purchasing the property with the intent of adding any recreational accessories. If we do decide to do something like that in the future, we would go through the proper approval process with the Town.

Supervisor LaFountain said we met with Dick Horwitz, Doug Fox and Mark Valentine and have already shared what the legislation states is allowed or not allowed with Mr. Wickham. We will follow up with correspondence to Mr. Wickham with guidelines and parameters consistent with the legislation stating what he can and cannot do. The Open Space guidelines cannot be violated, but we also need to recognize what is allowed under the Open Space component.

Mark Valentine said he has had discussions with Doug Fox who wrote the original easement for Casa Larga, and Town Attorney Horwitz. The easement allows for a winery and potential for a farmstead on the property. Mr. Wickham wants to see if the interpretation would allow for a possibility of additional
structures such as a farm market or pole barn. Valentine will also provide a copy of the original Conservation Easement to the Board.

VI. ACTION ITEMS

Law and Finance
1. Daniele Empire Boulevard Property – Costello
Supervisor LaFountain reviewed the project that the Daniele’s had brought before the Board recently. They are waiting for feedback from the Board. Jim Costello met with the Department of Conservation and is making modifications to the draft letter before it is sent to the Daniele’s. This will be held for the next Work Session on January 25, 2012.

2. Ext. 53 Penfield Consolidated Sanitary Sewer District, 1617 Creek Street – DiFrancesco
Supervisor LaFountain reviewed that a Public Hearing was held on December 21, 2011. Henry Schnepf brought up concerns regarding drainage at the Public Hearing and PRC is looking into options. Mark Tytler has also been speaking with Geoff Benway regarding some of the details of the project. The Board approved and a Resolution will be submitted for the January 18, 2012 Legislative Session.

3. Sidewalk District #15 – 1617 Creek Street – Benway
Supervisor LaFountain reviewed comments discussed at the December 21, 2011 Public Hearing. A sidewalk waiver had been granted in September of 2011. The Board approved and a Resolution will be submitted for the January 18, 2012 Legislative Session.

Public Works – None

Public Safety – None

Community Services
1. Taste of Penfield – Orsini/Bilow
Chris Bilow submitted an overview of the program to the Board including an event history. The program has lost its direction and needs to be modified. It is a large event and the original intent was to create interaction with Penfield Restaurants, and it has developed into a free dinner with no interaction.

Councilwoman Kohl stated that the Towns of Fairport and Pittsford have similar events and they charge a fee per person. The event is presented by the Rotary Club, and profits benefit local charities.

Steve Orsini said we have three (3) options: First to continue the event as is, second to discontinue the event, or the best option is to redesign the event. We can look at changing when, where and the day of the week the event is held. We can change the event to a fundraiser to benefit a not-for-profit. He submitted documentation to the Board and suggested we look at
doing something similar to the “Festival of Food” held at the Rochester Public Market, sponsored by Foodlink.

The Board discussed the options and feels it is best to have the Town work on obtaining the 501c3 exempt status. Skip the event this year and then next year reintroduce the event sponsored by the “Friends of Penfield.”

Supervisor LaFountain said we will continue our work with Town Attorney Horwitz to have the 501c3 set up in 2012.

VII. INFORMATIONAL ITEMS

Law and Finance
1. Draft Articles V and VI Environmental Protection, Excavation and Mining – Benway
Geoff Benway submitted drafts of changes in the Environmental Protection, filling, excavation and mining ordinances to the Board for review. Supervisor LaFountain suggests the Board reviews this documentation and submit feedback to Benway for additional revisions. The documents have also been submitted to the Energy and Environmental Advisory Council and the Conservation Board for additional feedback. We will review all revisions at the next Work Session on January 25, 2012. If acceptable a Resolution will be submitted in February with a Public Hearing to follow. We would like to get this completed by Spring.

Public Works
1. Heron Landing Subdivision Proposal – Costello/DiFrancesco
Supervisor LaFountain reviewed that the original project was approved for 12 lots on 35 acres. They are now asking for an increase to 28 lots to offset $200,000 of offsite sewer costs to reduce the overload to the Sherwood Forest pump station which is already over design capacity. With the original 12 approved lots there is capacity to add only four (4) of those lots to the existing sanitary sewer on Shoecraft Road. The cost for offsite improvements to add the other eight (8) lots was uneconomical for the original developer and he dropped the project.

The Board discussed and does not feel this is a true incentive zoning project. The additional homes from this project create the need to remove flow from the Sherwood Forest Pump station. The request for 16 additional lots is too ambitious for this site at this time.

Public Safety - None

Community Services - None

VIII. HELD ITEMS
1. Pond Ownership - Staff
2. Bay Breeze Section III Right-Of-Way - Costello
IX. Old Business - None

X. New Business - None

XI. Executive Session - Real Estate, Litigation and Human Resource Matters - No Session tonight

XII. Adjournment - Supervisor LaFountain adjourned the Work Session at 8:15 PM